

# FLEX, WAREHOUSE, OFFICE FOR SALE

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## OFFERING MEMORANDUM



2211 Beaver Run #190

2211 Beaver Run Rd #190

Peter Shin  
(404) 642-0461  
retailcenter@gmail.com

**PeterShin** INC.

## OFFERING SUMMARY

ADDRESS	<b>2211 Beaver Ruin Rd #190 Norcross GA 30071</b>
COUNTY	<b>Gwinnett</b>
NET RENTABLE AREA (SF)	<b>34,129 SF</b>
YEAR BUILT	<b>1999</b>

## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$5,200,000</b>
PRICE PSF	<b>\$152.36</b>

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	<b>13,577</b>	<b>96,083</b>	<b>275,913</b>
2022 Median HH Income	<b>\$55,035</b>	<b>\$55,203</b>	<b>\$57,928</b>
2022 Average HH Income	<b>\$76,936</b>	<b>\$77,933</b>	<b>\$85,252</b>

## Owner Use

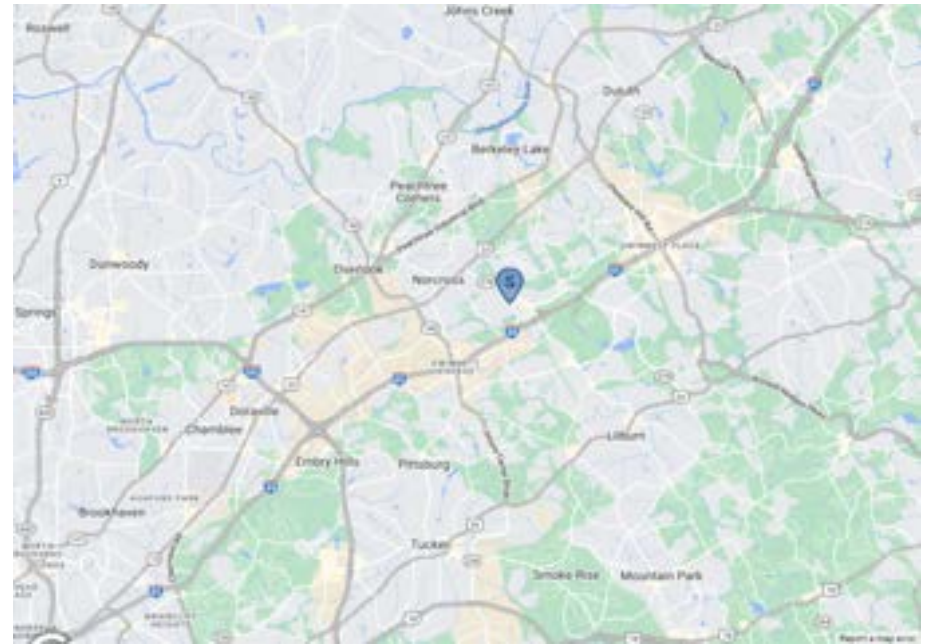
- Flex, Office, Warehouse use. Zoned M1 (Light Industry) in city of Norcross, Current use is 100 % office. The original ceiling height to the beam is 16 feet. The roof top is 17 feet. Loving Hand Care Center, and several tenants are in here but all will move out upon closing. The tenant can lease back kitchen and some rooms (6,000 SF) for \$7,000 a month for a year if the buyer does not need to use the entire building.
- The large gathering room has 12 feet high drop ceiling. Ceiling tiles or dry walls can be removed if necessary for warehouse use. Commercial kitchen inside, Built 1999, HVAC and roof are in good working condition, HOA fee is \$1,992 a month (\$.70 /SF a year)including water.
- Buyer needs 'use approval' from HOA with 30 day review periods.



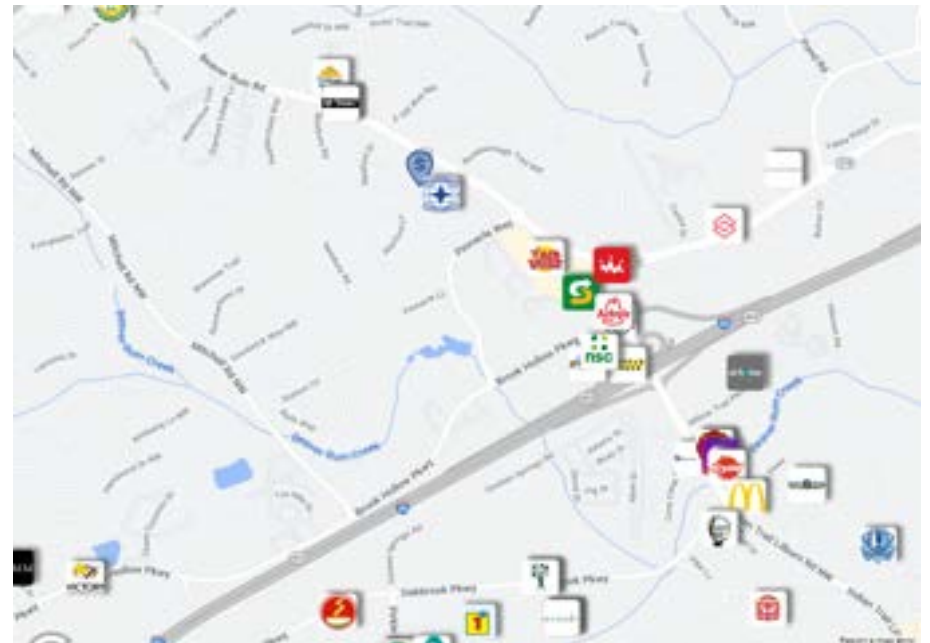
## Close to all

- I-85 is just 1/2 mile away. I-285 is a minute away. Buford Hwy and Pleasant Hill Road are also very close. Short cut available to Jimmy Carter Blvd and Hwy 29. Convenient location.

Regional Map



Locator Map





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## PROPERTY FEATURES

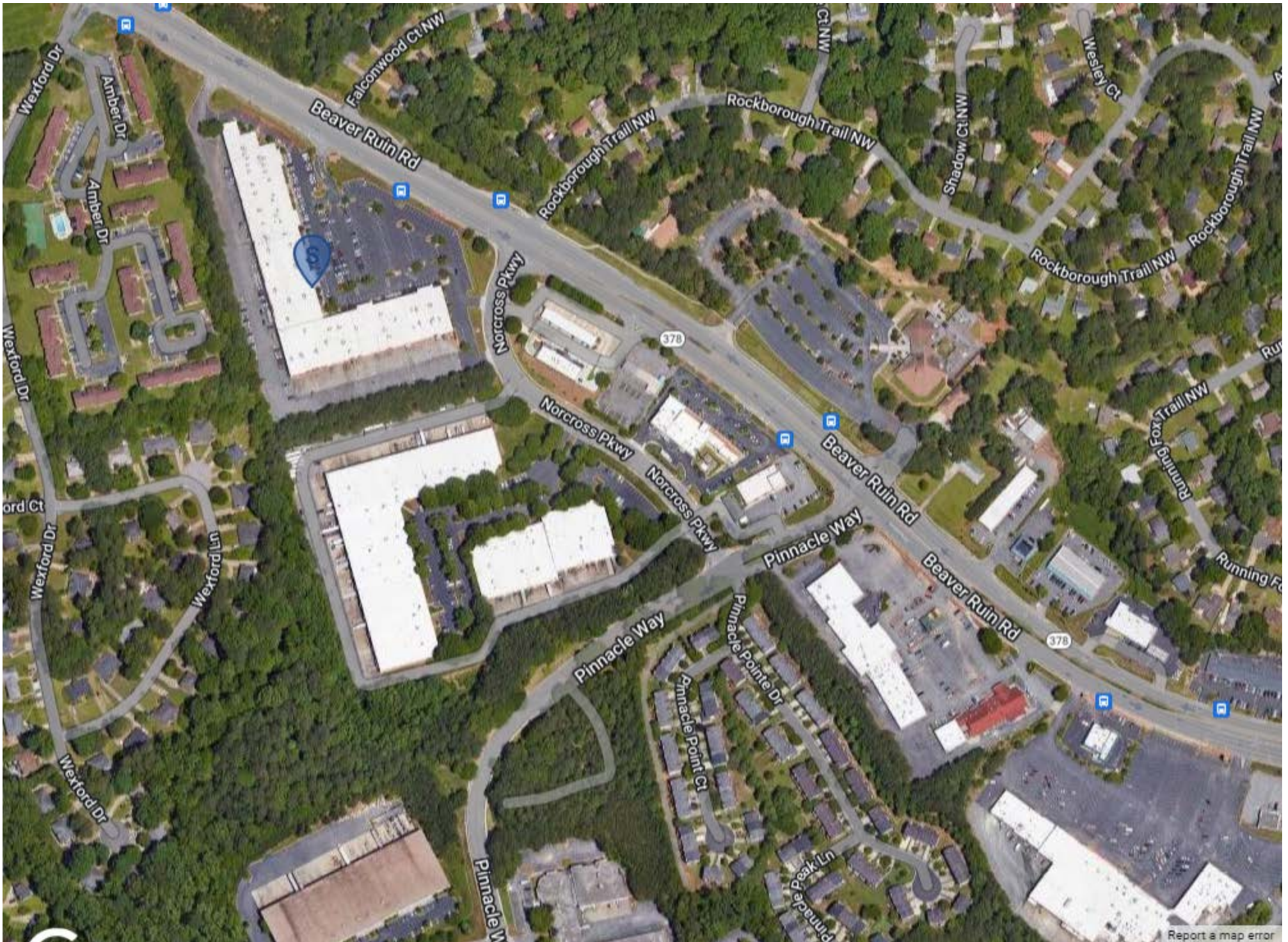
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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	34,129
YEAR BUILT	1999
ZONING TYPE	M-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
OFFICE SF	34129

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Report a map error





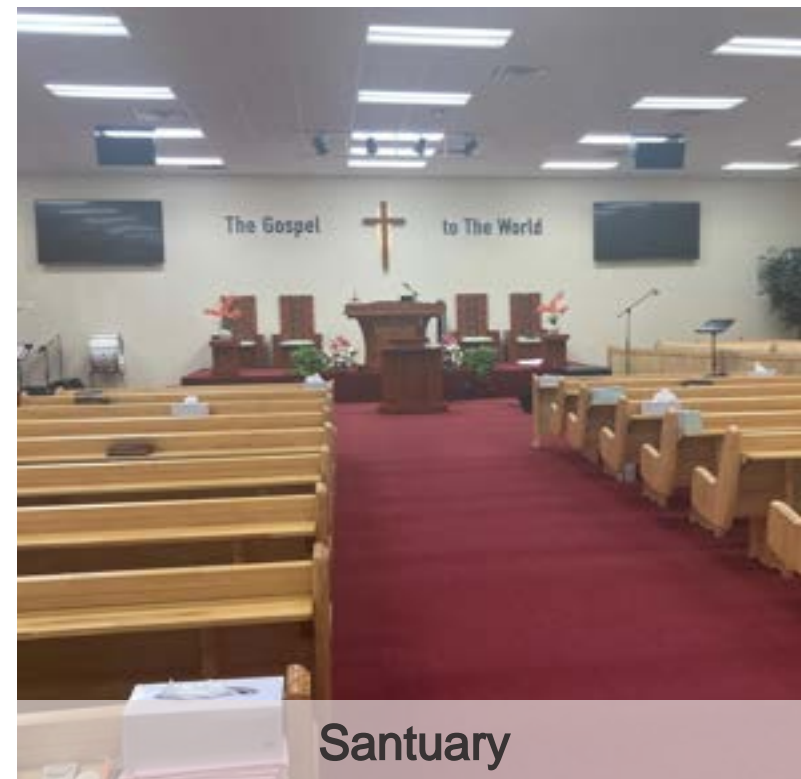
Cooler



Kitchen



Lobby



Sanctuary











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,926	77,288	222,136
2010 Population	11,390	84,405	241,021
2022 Population	13,577	96,083	275,913
2027 Population	13,791	98,228	283,713
2022 African American	2,759	20,678	62,452
2022 American Indian	270	1,668	4,443
2022 Asian	1,577	12,922	37,534
2022 Hispanic	7,274	44,923	109,433
2022 Other Race	4,505	27,982	66,651
2022 White	2,359	19,550	69,328
2022 Multiracial	2,096	13,196	35,281
2022-2027: Population: Growth Rate	1.55 %	2.20 %	2.80 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	423	2,190	6,360
\$15,000-\$24,999	356	3,323	8,266
\$25,000-\$34,999	526	3,718	11,053
\$35,000-\$49,999	593	5,127	15,072
\$50,000-\$74,999	763	7,158	21,938
\$75,000-\$99,999	517	4,004	11,800
\$100,000-\$149,999	717	4,249	13,830
\$150,000-\$199,999	136	1,739	5,715
\$200,000 or greater	183	1,373	5,790
Median HH Income	\$55,035	\$55,203	\$57,928
Average HH Income	\$76,936	\$77,933	\$85,252

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,777	26,828	86,532
2010 Total Households	3,366	27,164	84,397
2022 Total Households	4,214	32,883	99,824
2027 Total Households	4,283	33,653	102,587
2022 Average Household Size	3.22	2.92	2.76
2000 Owner Occupied Housing	1,904	13,380	40,543
2000 Renter Occupied Housing	1,746	12,686	42,461
2022 Owner Occupied Housing	1,973	14,060	44,657
2022 Renter Occupied Housing	2,241	18,823	55,167
2022 Vacant Housing	198	1,861	5,775
2022 Total Housing	4,412	34,744	105,599
2027 Owner Occupied Housing	2,054	14,764	46,883
2027 Renter Occupied Housing	2,229	18,889	55,705
2027 Vacant Housing	234	2,142	6,771
2027 Total Housing	4,517	35,795	109,358
2022-2027: Households: Growth Rate	1.65 %	2.30 %	2.75 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,331	8,428	23,569
2022 Population Age 35-39	1,202	8,039	22,238
2022 Population Age 40-44	999	6,972	19,886
2022 Population Age 45-49	752	6,170	17,884
2022 Population Age 50-54	656	5,099	15,220
2022 Population Age 55-59	577	4,613	14,117
2022 Population Age 60-64	529	3,955	12,470
2022 Population Age 65-69	386	2,961	9,860
2022 Population Age 70-74	250	2,044	7,208
2022 Population Age 75-79	134	1,172	4,419
2022 Population Age 80-84	58	660	2,454
2022 Population Age 85+	47	495	2,054
2022 Population Age 18+	9,572	68,729	201,835
2022 Median Age	31	32	33

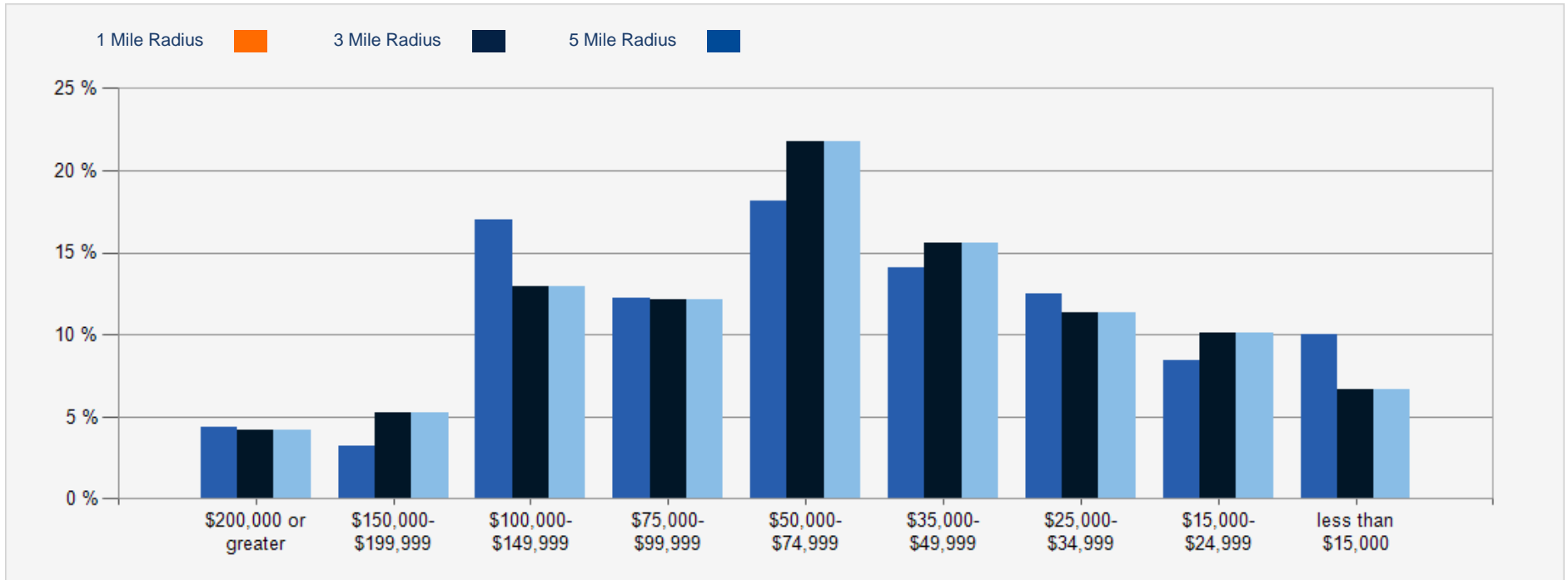
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,681	\$51,822	\$52,780
Average Household Income 25-34	\$71,147	\$71,091	\$71,799
Median Household Income 35-44	\$69,649	\$59,257	\$61,441
Average Household Income 35-44	\$89,182	\$82,111	\$87,773
Median Household Income 45-54	\$60,484	\$61,258	\$66,675
Average Household Income 45-54	\$80,607	\$86,687	\$99,077
Median Household Income 55-64	\$57,170	\$60,668	\$67,447
Average Household Income 55-64	\$79,479	\$86,808	\$102,831
Median Household Income 65-74	\$45,578	\$51,177	\$57,434
Average Household Income 65-74	\$74,278	\$76,551	\$86,511
Average Household Income 75+	\$42,013	\$62,331	\$66,309

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,315	8,211	22,622
2027 Population Age 35-39	1,201	7,852	21,958
2027 Population Age 40-44	1,048	7,028	19,866
2027 Population Age 45-49	833	6,246	18,223
2027 Population Age 50-54	633	5,455	16,091
2027 Population Age 55-59	555	4,487	13,826
2027 Population Age 60-64	480	3,866	12,431
2027 Population Age 65-69	409	3,271	10,659
2027 Population Age 70-74	289	2,401	8,280
2027 Population Age 75-79	200	1,596	5,798
2027 Population Age 80-84	82	825	3,269
2027 Population Age 85+	49	587	2,411
2027 Population Age 18+	9,728	70,600	208,761
2027 Median Age	31	32	33

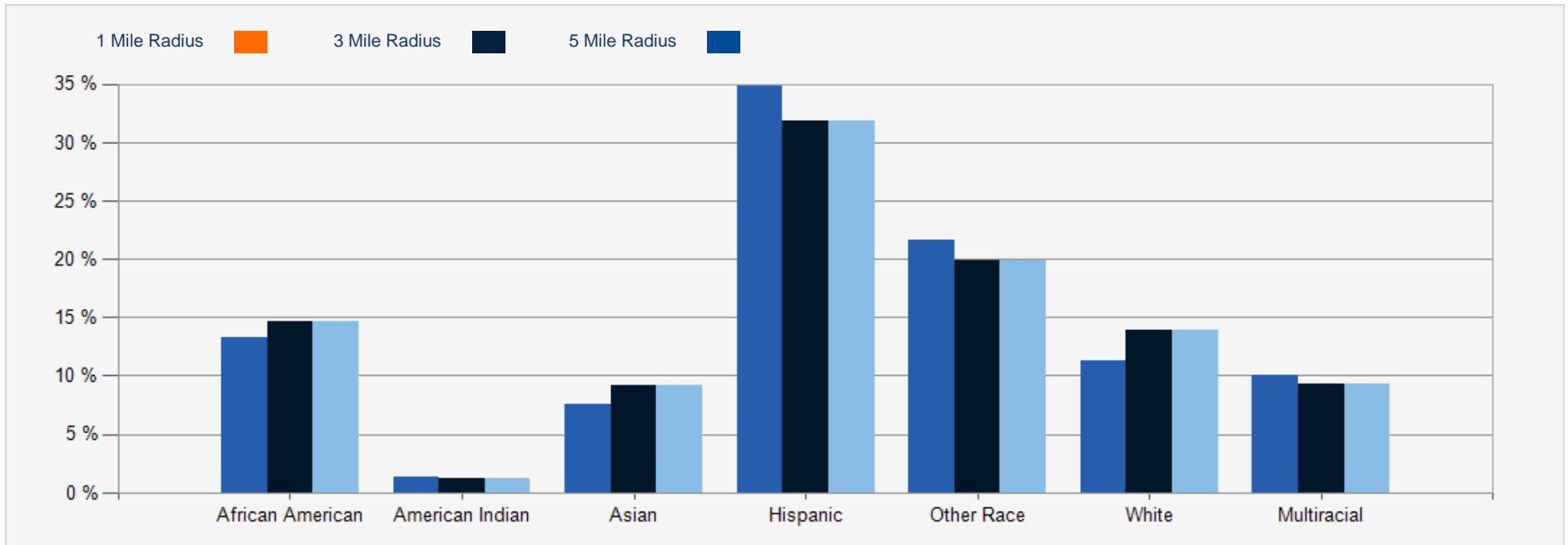
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,945	\$61,320	\$61,711
Average Household Income 25-34	\$81,889	\$84,457	\$85,437
Median Household Income 35-44	\$82,386	\$70,815	\$75,190
Average Household Income 35-44	\$104,182	\$96,297	\$104,629
Median Household Income 45-54	\$75,408	\$71,089	\$78,433
Average Household Income 45-54	\$95,719	\$100,056	\$113,723
Median Household Income 55-64	\$70,623	\$70,701	\$79,730
Average Household Income 55-64	\$95,396	\$100,501	\$118,487
Median Household Income 65-74	\$54,923	\$59,438	\$67,523
Average Household Income 65-74	\$91,347	\$90,744	\$104,020
Average Household Income 75+	\$52,753	\$76,445	\$84,193



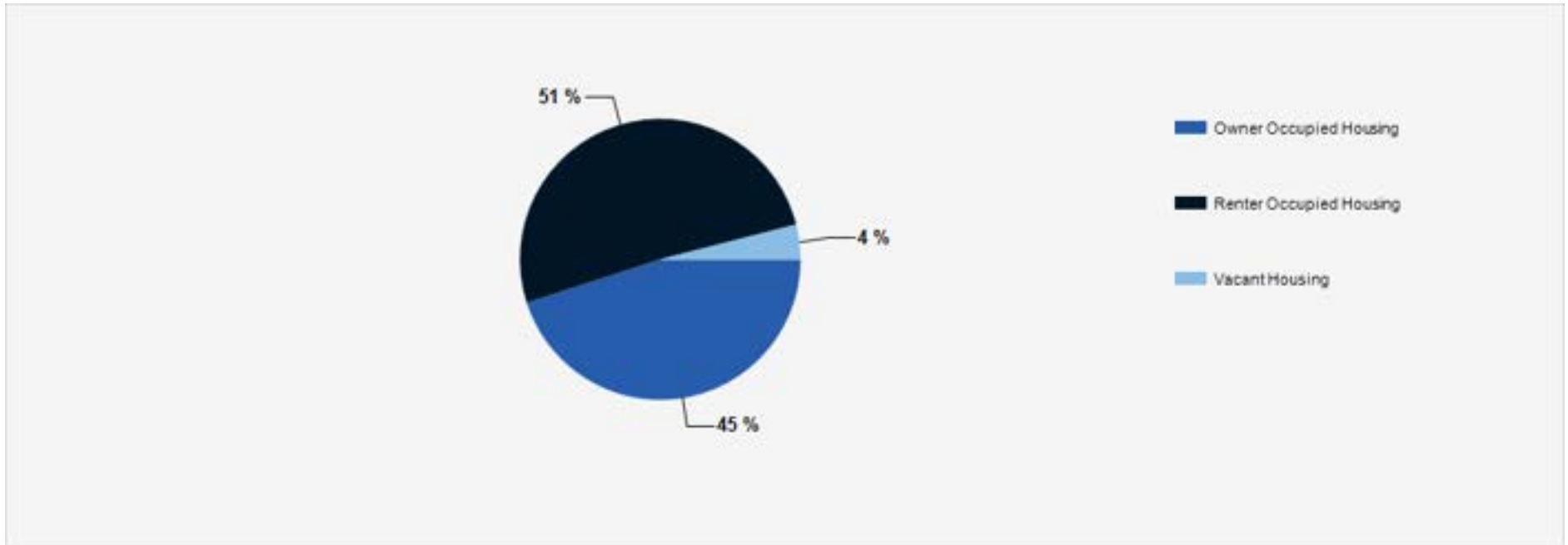
## 2022 Household Income



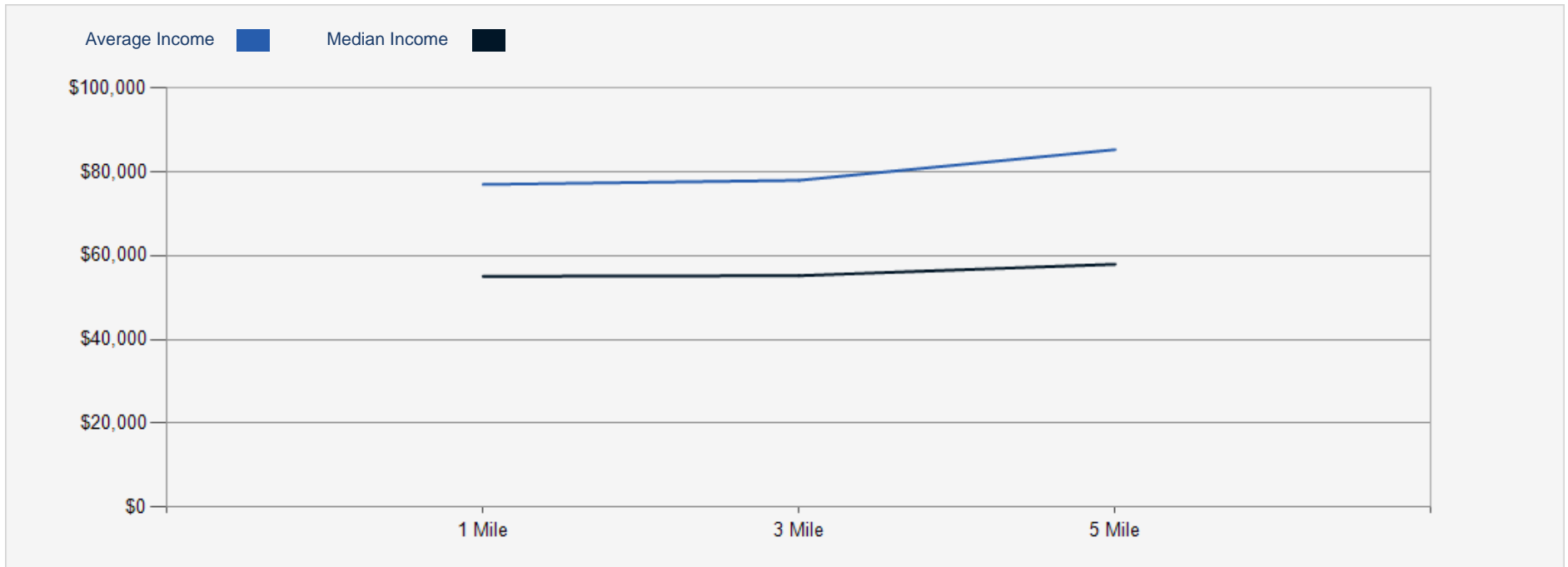
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



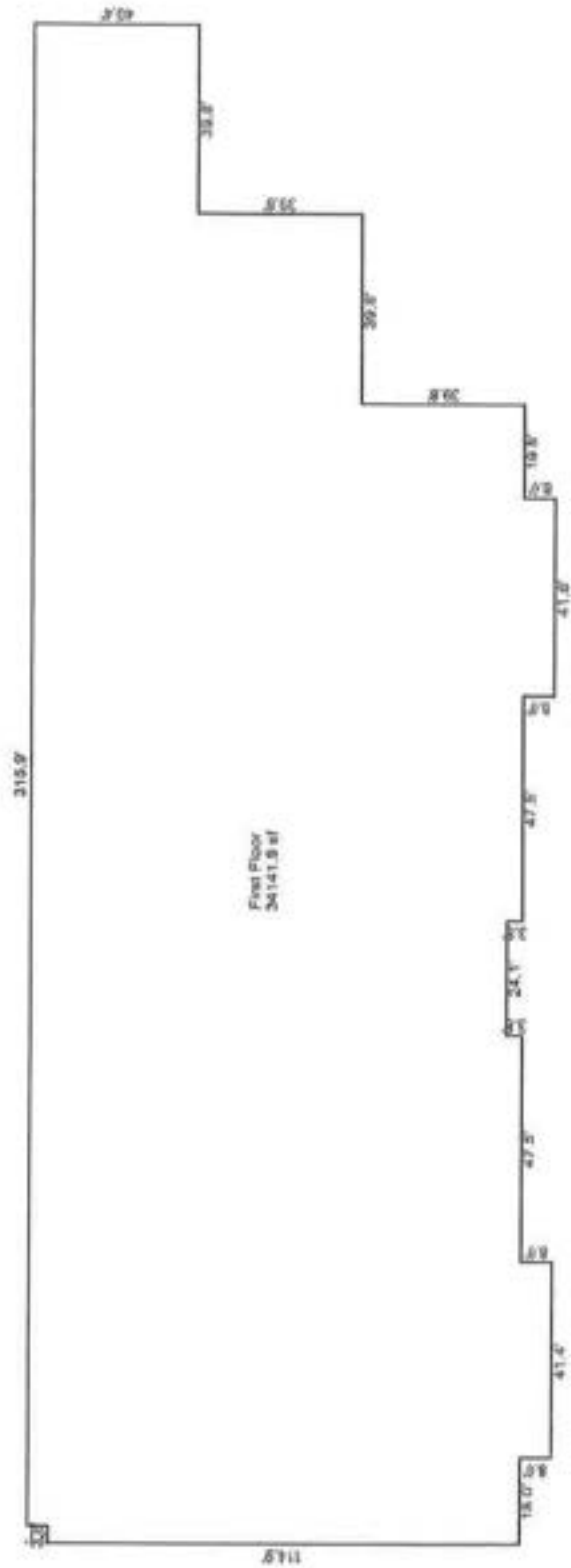
## 2022 Household Income Average and Median





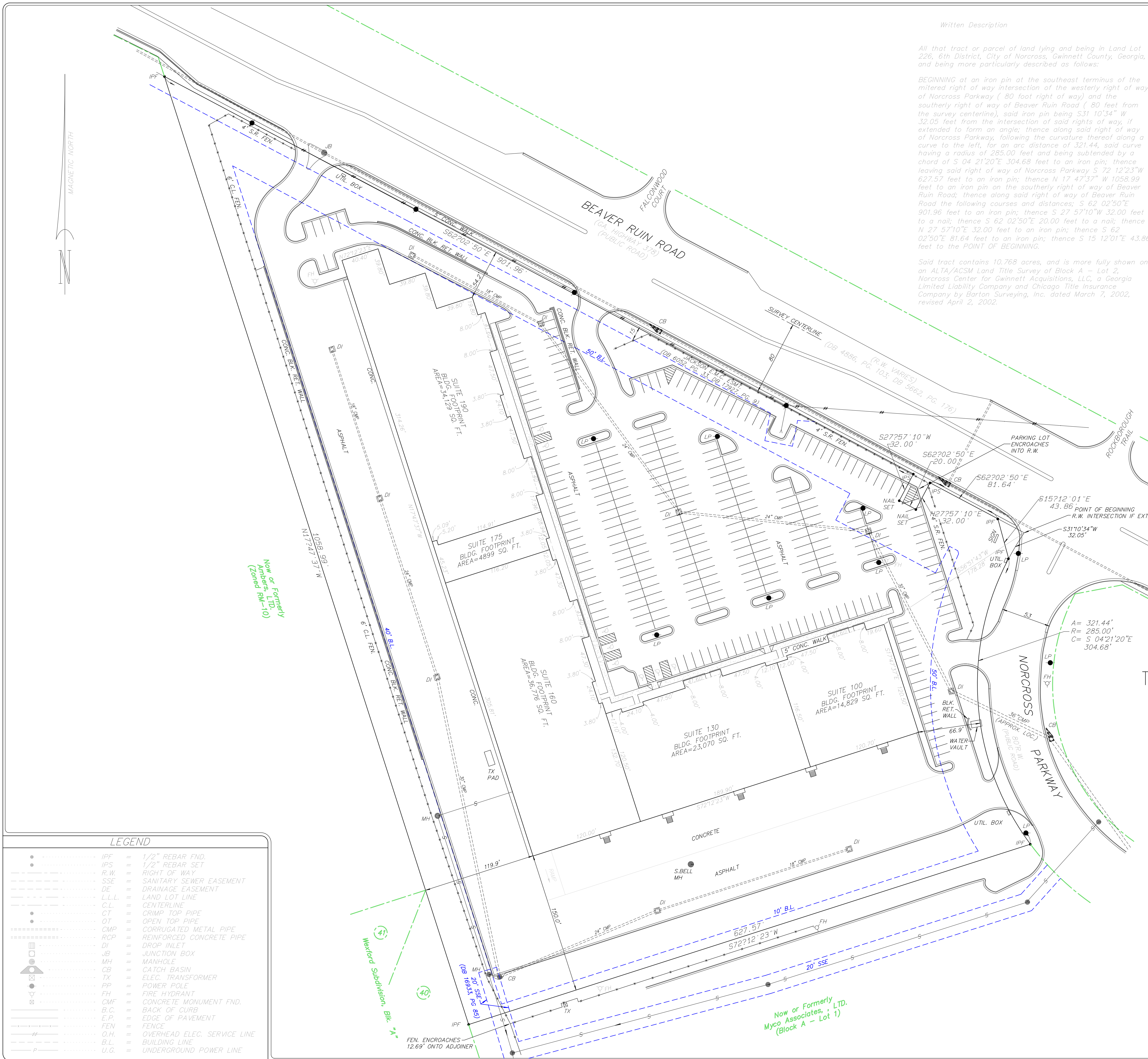


Unit Sketch



Source: CRAG work file



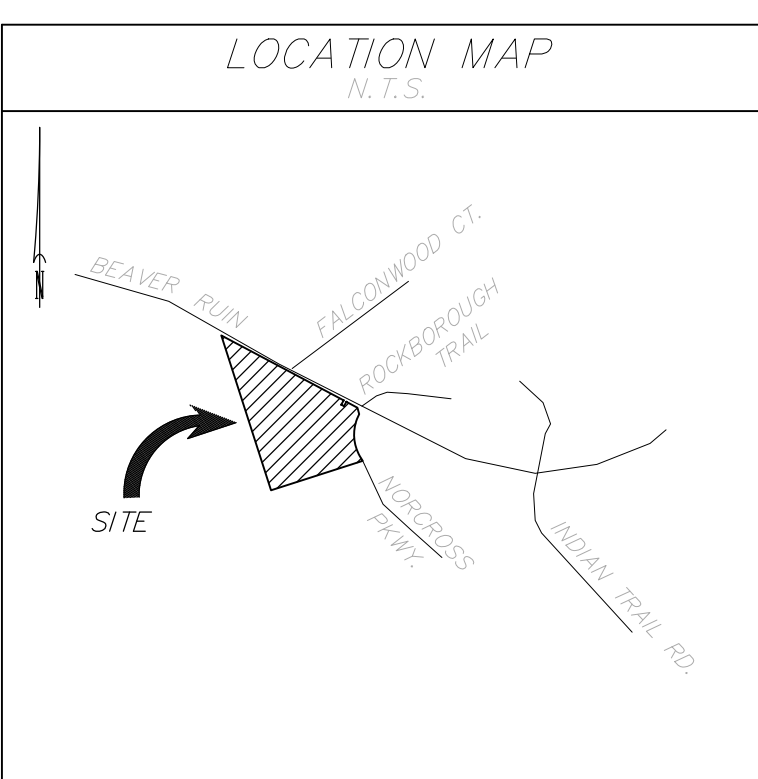


Written Description

All that tract or parcel of land lying and being in Land Lot 226, 6th District, City of Norcross, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin at the southeast terminus of the mitered right of way intersection of the westerly right of way of Norcross Parkway (80 foot right of way) and the southerly right of way of Beaver Ruin Road (80 feet from the survey centerline), said iron pin being S31°10'34" W 32.05 feet from the intersection of said rights of way, if extended to form an angle; thence along said right of way of Norcross Parkway, following the curvature thereof along a curve to the left, for an arc distance of 321.44, said curve having a radius of 285.00 feet and being subtended by a chord of S 04°21'20"E 304.68 feet to an iron pin; thence leaving said right of way of Norcross Parkway S 72°12'23"W 627.57 feet to an iron pin; thence N 17°47'37" W 1058.99 feet to an iron pin on the southerly right of way of Beaver Ruin Road; thence along said right of way of Beaver Ruin Road the following courses and distances; S 62°02'50"E 901.96 feet to an iron pin; thence S 27°57'10"W 32.00 feet to a nail; thence S 62°02'50"E 20.00 feet to a nail; thence N 27°57'10"E 32.00 feet to an iron pin; thence S 62°02'50"E 81.64 feet to an iron pin; thence S 15°12'01"E 43.86 feet to the POINT OF BEGINNING.

Said tract contains 10.768 acres, and is more fully shown on an ALTA/ACSM Land Title Survey of Block A - Lot 2, Norcross Center for Gwinnett Acquisitions, LLC, a Georgia Limited Liability Company and Chicago Title Insurance Company by Barton Surveying, Inc. dated March 7, 2002, revised April 2, 2002.



PARKING SPACES:  
STANDARD = 306  
HANDICAP = 8  
TOTAL = 314

ADDRESS:  
2211 BEAVER RUIN ROAD  
NORCROSS, GA 30071

**GENERAL NOTES ~**

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 16 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 42,170. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A NIKON DTM-420.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 246,216.

ALL I.P.'s ARE 1/2" REBARs.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 130322 0170 C DATED MAY 4, 1992, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

REFERENCE: FINAL PLAT FOR NORCROSS CENTER BY PRECISION PLANNING, INC. DATED MAY 11, 1988, REVISED FEBRUARY 14, 1990, RECORDED IN PB 50, PG. 172.

TOTAL AREA = 10.768 ACRES.

PROPERTY IS CURRENTLY ZONED M-1.

THE FOLLOWING ENCUMBRANCES OF TITLE MAY AFFECT SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE DUE TO THE GENERAL NATURE OF THEIR DESCRIPTION.

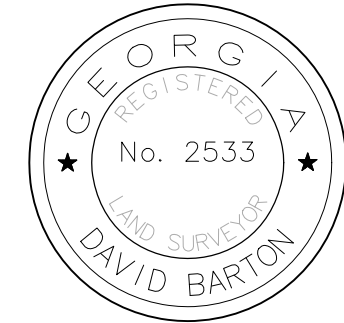
1. RECIPROCAL EASEMENT AGREEMENT RECORDED IN DB 4334, PG. 28, MODIFIED AND AMENDED IN DB 16981, PG. 207.
2. CONVEYANCE OF ACCESS RIGHTS RECORDED IN DB 4886, PG. 108.
3. RESERVATION OF CURB CUTS DB 12111, PG. 238.
4. NON-DISTURBANCE AND ATTORNMEN AGREEMENT RECORDED IN DB 19228, PG. 50.

TITLE TO THE ESTATE IS CURRENTLY VESTED IN GWINNETT ACQUISITIONS, LLC PER DB 27,686, PG. 149.

ALL MATTERS OF TITLE ARE BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT CASE NO. 45601.02(a) DATED JUNE 12, 2002, BARTON SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

CONDOMINIUM PLAT OF  
THE GWINNETT-GEORGIA SERVICES CENTER-A CONDOMINIUM

FOR GWINNETT ACQUISITIONS, LLC  
(Being Block A - Lot 2, Norcross Center)  
LOCATED IN LAND LOT 226  
6th DISTRICT, CITY OF NORCROSS  
GWINNETT COUNTY, GEORGIA  
FEBRUARY 7, 2003 1"=50'



**BARTON SURVEYING, INC.**  
1500 PALM ROAD  
CANTON, GEORGIA 30115  
(770) 345-2810

**LEGEND**

●	IPF	=	1/2" REBAR FND.
●	IPS	=	1/2" REBAR SET
---	R.W.	=	RIGHT OF WAY
---	SSE	=	SANITARY SEWER EASEMENT
---	DE	=	DRAINAGE EASEMENT
---	L.L.L.	=	LAND LOT LINE
---	C.L.	=	CENTERLINE
---	CT	=	CRIMP TOP PIPE
---	OT	=	OPEN TOP PIPE
---	CMP	=	CORRUGATED METAL PIPE
---	RCP	=	REINFORCED CONCRETE PIPE
---	DI	=	DROP INLET
---	JB	=	JUNCTION BOX
---	MH	=	MANHOLE
---	CB	=	CATCH BASIN
---	TX	=	ELEC. TRANSFORMER
---	PP	=	POWER POLE
---	FH	=	FIRE HYDRANT
---	CMF	=	CONCRETE MONUMENT FND.
---	B.C.	=	BACK OF CURB
---	E.P.	=	EDGE OF PAVEMENT
---	FEN	=	FENCE
---	O.H.	=	OVERHEAD ELEC. SERVICE LINE
---	B.L.	=	BUILDING LINE
---	U.G.	=	UNDERGROUND POWER LINE



# 2211 Beaver Ruin #190

## CONFIDENTIALITY and DISCLAIMER

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The information contained herein is not a substitute for a thorough due diligence investigation. Peter Shin, Incorporated has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peter Shin, Incorporated has not verified, and will not verify, any of the information contained herein, nor has Peter Shin, Incorporated conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

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**PeterShin** INC.